



United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Nevada State Office
1340 Financial Boulevard
Reno, Nevada 89502-7147
<http://www.blm.gov/nv>

JUL 13 2016

In Reply Refer To:
2700 (NV930)
N-91521

HAND DELIVERED – RETURN RECEIPT REQUESTED

Northern Comstock LLC
1200 American Flat Rd
Virginia City, NV 89440

Dear Patent Holder:

The enclosed patent (No. 27-2016-0039) has been issued pursuant to the above-noted case and is evidence of your title to the land described therein.

This is an original document conveying title to the described land from the United States, and should be kept in a safe place. Since Nevada is a recordation state, we also suggest that you record the document with the Storey County Clerk and Recorder. This recording preserves a permanent record of the document should the original become lost, misplaced, or destroyed.

Sincerely,

Christopher J. Cook
Acting Deputy State Director

Enclosure

cc: CCDO
Storey County Assessor
State Department of Taxation
Division of State Lands



United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Nevada State Office
1340 Financial Boulevard
Reno, Nevada 89502-7147
<http://www.blm.gov/nv>

JUL 13 2016

In Reply Refer To:
2700 (NV930)
Nev-06229/N-91521

Sierra Pacific Power Company
PO Box 10100
Reno, NV 89520

Dear Right-of-Way Holder:

Our records indicate that you are the holder of the following right-of-way which was granted pursuant to the Act of October 21, 1976 (43 U.S.C 1761), as amended:

Nev-06229 for overhead powerline purposes, which encumbers the following land:

Mount Diablo Meridian, Nevada
T. 16 N., R. 21 E.,
sec. 5, lot 24;
sec. 6, lot 13.

The above described land was transferred out of federal ownership in a Color-of-Title Act (43 U.S.C. 1068 and 1068a) land sale under patent No. 27-2016-0039, to Northern Comstock LLC.

The patent was issued subject to your right-of-way and with the transfer of administration of the portion of your right-of-way within the patented land to the new owner, Northern Comstock LLC. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6474.

Sincerely,

Frederick Marcell
Lead Realty Specialist

Enclosure

cc: CCDO
Patentee



United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Nevada State Office
1340 Financial Boulevard
Reno, Nevada 89502-7147
<http://www.blm.gov/nv>

JUL 13 2016

In Reply Refer To:
2700 (NV930)
N-56178/N-91521

W. Hughes Brockbank Living Trust
1721 E. 5th Street
Carson City, NV 89701

Dear Right-of-Way Holder:

Our records indicate that you are the holder of the following right-of-way which was granted pursuant to the Act of October 21, 1976 (43 U.S.C 1761), as amended:

N-56178 for access road purposes, which encumbers the following land:

Mount Diablo Meridian, Nevada
T. 16 N., R. 21 E.,
sec. 5, lot 24;
sec. 6, lot 13.

The above described land was transferred out of federal ownership in a Color-of-Title Act (43 U.S.C. 1068 and 1068a) land sale under patent No. 27-2016-0039, to Northern Comstock LLC.

The patent was issued subject to your right-of-way and with the transfer of administration of the portion of your right-of-way within the patented land to the new owner, Northern Comstock LLC. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6474.

Sincerely,

Frederick Marcell
Lead Realty Specialist

Enclosure

cc: CCDO
Patentee



United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Nevada State Office
1340 Financial Boulevard
Reno, Nevada 89502-7147
<http://www.blm.gov/nv>

JUL 13 2016

In Reply Refer To:
2700 (NV930)
N-84486/N-91521

Storey County
26 South B Street
Virginia City, NV 89440

Dear Right-of-Way Holder:

Our records indicate that you are the holder of the following right-of-way which was granted pursuant to the Act of October 21, 1976 (43 U.S.C 1761), as amended:

N-84486 for wastewater improvement project, roads, and buried utilities purposes, which encumbers the following land:

Mount Diablo Meridian, Nevada
T. 16 N., R. 21 E.,
sec. 5, lot 24;
sec. 6, lot 13.

The above described land was transferred out of federal ownership in a Color-of-Title Act (43 U.S.C. 1068 and 1068a) land sale under patent No. 27-2016-0039, to Northern Comstock LLC.

The patent was issued subject to your right-of-way and with the transfer of administration of the portion of your right-of-way within the patented land to the new owner, Northern Comstock LLC. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6474.

Sincerely,

Frederick Marcell
Lead Realty Specialist

Enclosure

cc: CCDO
Patentee

The United States of America

To all to whom these presents shall come, Greeting:

Patent

N-91521

WHEREAS

NORTHERN COMSTOCK LLC

is entitled to a land patent pursuant to the Color-of-Title Act (43 U.S.C. 1068 and 1068a), for the following described land:

Mount Diablo Meridian, Nevada

T. 16 N., R. 21 E.,
sec. 5, lot 24;
sec. 6, lot 13.

Containing 23.76 acres, more or less.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto NORTHERN COMSTOCK LLC the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto NORTHERN COMSTOCK LLC, its successors and assigns, forever; and

Patent Number 27 - 2016 - 0039

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and
2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

SUBJECT TO:

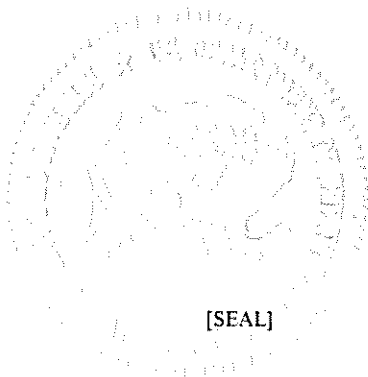
1. Valid existing rights;
2. Right-of-way N-84486 for wastewater improvement project, roads, and buried utilities purposes which has been granted to Storey County, its successors or assigns pursuant to the provisions of the Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. § 1761);
3. Right-of-way N-56178 for access road purposes, which has been granted to W. Hughes Brockbank Living Trust, its successors or assigns pursuant to the provisions of the Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. § 1761);
4. Right-of-way Nev-06229 for overhead powerline purposes, which has been granted to Sierra Pacific Power Company, its successors or assigns pursuant to the Act of March 4, 1911 (36 Stat 1253; U.S.C. 961);
5. Unpatented mining claim NMC705403 held by Railroad and Gold LLC, it successors or assigns, located pursuant to the General Mining Law of 1872 (17 Stat. 92; 30 U.S.C. §§ 22-42);
6. Unpatented mining claim NMC 1004018 held by Don V. Yeier, it successors or assigns, located pursuant to the General Mining Law of 1872 (17 Stat. 92; 30 U.S.C. §§ 22-42); and
7. Unpatented mining claims NMC82129, NMC821741, NMC821745, and NMC1004018 held by Comstock Mining LLC, it successors or assigns, located pursuant to the General Mining Law of 1872 (17 Stat. 92; 30 U.S.C. §§ 22-42).

By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property.

Patent Number **27 - 2016 - 0039**

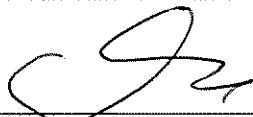
This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the uses and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction; and

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances have been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the THIRTEENTH day of JULY in the year of our Lord TWO THOUSAND and SIXTEEN and of the Independence of the United States the Two Hundred and Forty-First.

By 
Christopher J. Cook
Acting Deputy State Director

Patent Number **27 - 2016 - 0039**